

## Abiqua Heights Homeowner's Association

Draft Minutes – May 11, 2017

6:45 PM Executive Session

7:00 PM Open Session

AHHA Board Meeting

Silverton Senior Center: 115 Westfield St. Silverton OR 97381

Board Members Present: Steve Barrett – President, Todd Ferrell -- Secretary, Wayne Trucke -- Treasurer, David Ortega – Director, Karen Garst - Director

EXECUTIVE SESSION: No actions taken.

OPEN MEMBERSHIP DISCUSSION: Two members spoke in support of a member's landscaping.

1. ACCEPTANCE OF MINUTES: The motion to approve the minutes from the April 13, 2017 AHHA Board Meeting was passed, 5 – 0 (Wayne/Todd).

2. FINANCIAL REPORTING AND REVIEW: The Treasurer's Report was accepted, 5 – 0 (Karen/David). Detailed financial reports are sent to the members prior to the meetings.

### April 30, 2017 Funds

Operating Account:	\$ 1,623.22
Operating Savings Account:	\$75,976.77
Reserve Account:	\$69,489.84
Cert. of Deposit:	\$ 3,376.80
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Total Funds	\$153,843.43

### 3. BOARD REPORT:

- Steve Barrett noted that a commercial photo shoot had been prevented with special note that the shoot was to take place on and around the "climbing tree" that is the focal point of the Commons. The Amenities Committee was assigned the task of making recommendations for the area surrounding the tree to balance members access with the long term future of the tree.
- Karen Garst reported on the status of the Reserve Account and made a recommendation to reduce the annual contribution from \$7,000.00 to \$4,000.00. It was noted that future Boards make an annual assessment of the Reserve Study and alter the

annual contribution as necessary. The motion to reduce the annual contribution was approved 5 – 0 (Karen/Todd).

- It was noted the Board has completed the required backflow inspection required by the City.
- The Board has ordered additional bags for the pet waste station that has seemed to reduce the pet waste in the Commons.

#### 4. COMMITTEE REPORTS:

- ARC COMMITTEE: The committee canceled the May meeting as there were no requests to be considered. The next ARC meeting is June 5, 2017.
- WELCOMING COMMITTEE: There was no official report but it was noted that the Welcoming Committee is visiting new neighbors as they arrive.
- AMENITIES COMMITTEE: The Amenities Committee noted that the new benches for the Commons have been delivered and that the concrete pads for the benches will be installed in the near future by DeSantis Landscape. The next Amenities Committee meeting is June 6, 2017.

#### 5. UNFINISHED BUSINESS:

- David Ortega stated the Commons Open Space Master Plan survey was ready to be sent to the members and will be mailed in the very near future.
- The Board in an effort to balance liability with practicality approved the acquisition of a prepaid credit card with a balance of \$2,000.00, 5 – 0 (David/Karen). Consideration of a policy to use the credit card was tabled until June.
- Policy 17-01 meant to replace Resolution 08-01 remains open for comment from members. The Board will vote on the policy at the June meeting.

#### 6. NEW BUSINESS:

- Steve Barrett and Todd Ferrell were tasked with writing a policy to deal with the use of artificial turf in the Abiqua Heights community.
- Consideration of a Disaster Preparedness protocol will be considered at a later date.

Next Meeting: Scheduled for Thursday, June 8, 2017, 7:00 PM at the Silverton Senior Center.

8:00 Adjournment

Todd Ferrell  
AHHA Secretary